





## KEY FEATURES

- 24 hour porter
- South-facing balcony
- Communal gardens
- Lift access
- Designated underground parking

A charming three bedroom apartment of approximately 1,180 square feet, set on the third floor of this sought after portered building, located on Hall Road.

The property comprises of three bedrooms (one used as a study), bright reception room with direct access to a south facing balcony, separate kitchen, two bathrooms and separate WC. The apartment further benefits from communal gardens, 24 hour portorage, passenger lifts and a designated underground car parking space.

Hamilton House is situated in a prime St John's Wood location on the corner of Hall Road and Grove End Road, with St John's Wood High Street and Underground Station (Jubilee Line) close by.



3 BEDROOM



2 BATHROOM









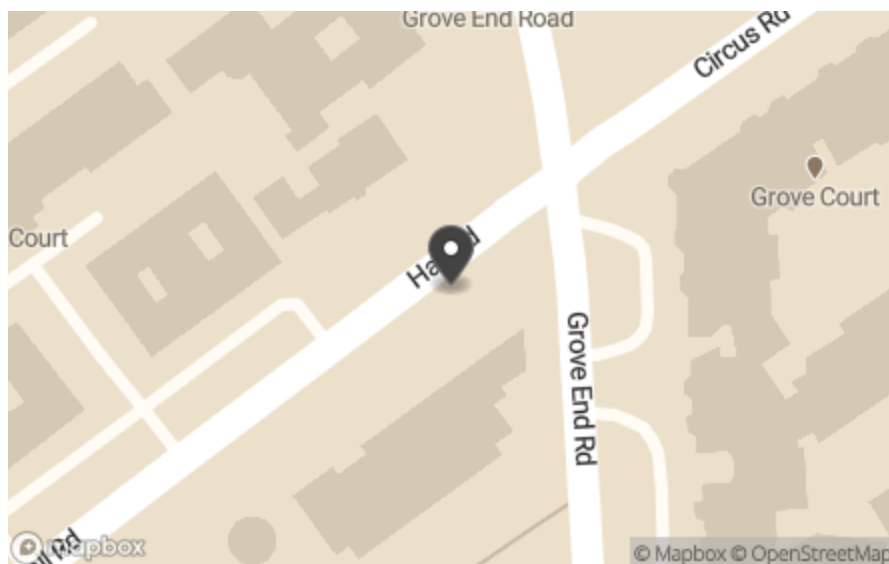


#### ACCOMMODATION

Reception room  
Dining room  
Kitchen  
Principal ensuite bedroom  
Two further bedrooms  
Shower room  
Balcony

#### LOCATION

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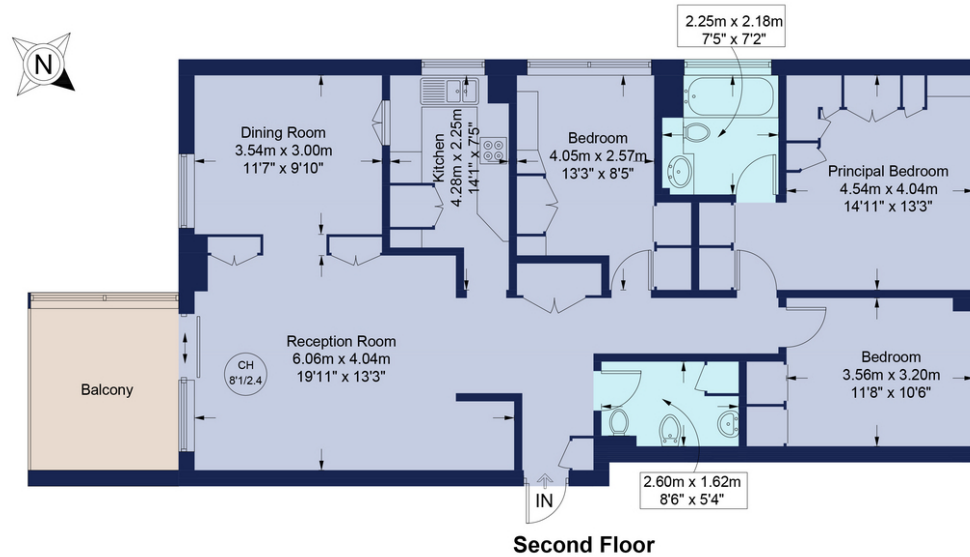






## Hamilton House, NW8

Approximate Gross Internal Area = 1149 sq ft / 106.8 sq m



**BEAUCHAMP  
ESTATES**

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

**RICS** Certified Property Measurer

### TERMS

Price: £1,950 per week

Council Tax Band: G

Viewing: By appointment only

**BEAUCHAMP  
ESTATES**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

